

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Mobile

State: AL

PJ's Total HOME Allocation Received: \$25,258,776

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: <div>7</div>				
% of Funds Committed	<div>95.00</div> %	<div>95.34</div> %	<div>5</div>	<div>93.41</div> %	<div>67</div>	<div>64</div>	
% of Funds Disbursed	<div>83.67</div> %	<div>83.47</div> %	<div>4</div>	<div>84.68</div> %	<div>32</div>	<div>35</div>	
Leveraging Ratio for Rental Activities	<div>0.3</div>	<div>1.76</div>	<div>6</div>	<div>4.72</div>	<div>5</div>	<div>7</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>85.77</div> %	<div>93.35</div> %	<div>6</div>	<div>80.76</div> %	<div>32</div>	<div>30</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>78.16</div> %	<div>68.55</div> %	<div>2</div>	<div>68.18</div> %	<div>65</div>	<div>61</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>96.95</div> %	<div>80.47</div> %	<div>1</div>	<div>80.32</div> %	<div>91</div>	<div>87</div>	
% of 0-30% AMI Renters to All Renters***	<div>86.59</div> %	<div>46.96</div> %	<div>1</div>	<div>45.16</div> %	<div>98</div>	<div>96</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>97.56</div> %	<div>95.52</div> %	<div>4</div>	<div>95.04</div> %	<div>39</div>	<div>39</div>	
Overall Ranking:			In State:	<div>1</div> / <div>7</div>	Nationally:	<div>71</div> <div>68</div>	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$18,380</div>	<div>\$22,291</div>		<div>\$26,037</div>	<div>164</div> Units	<div>9.20</div> %	
Homebuyer Unit	<div>\$25,832</div>	<div>\$19,733</div>		<div>\$14,755</div>	<div>190</div> Units	<div>10.70</div> %	
Homeowner-Rehab Unit	<div>\$13,145</div>	<div>\$16,787</div>		<div>\$20,487</div>	<div>179</div> Units	<div>10.10</div> %	
TBRA Unit	<div>\$4,825</div>	<div>\$4,825</div>		<div>\$3,225</div>	<div>1,244</div> Units	<div>70.00</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Mobile AL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$22,512	\$56,482	\$18,028
State:*	\$69,853	\$77,190	\$20,302
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ:	2.1 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.79

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	8.8	0.5	5.6	12.9	Single/Non-Elderly:	12.5	23.6	12.3	9.2
Black/African American:	90.0	98.4	92.2	86.7	Elderly:	18.8	8.2	59.8	12.5
Asian:	0.6	1.1	1.1	0.2	Related/Single Parent:	63.1	52.2	19.6	75.6
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	4.4	15.4	7.8	1.3
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	1.3	0.5	0.6	1.5
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.6	0.0	1.1	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.1					
ETHNICITY:									
Hispanic	0.0	0.0	0.0	0.1					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	23.8	22.5	50.3	21.5	Section 8:	88.8	0.5 [#]		
2 Persons:	35.0	26.4	24.0	38.3	HOME TBRA:	0.6			
3 Persons:	29.4	33.5	8.9	21.1	Other:	1.9			
4 Persons:	8.1	11.0	12.8	10.9	No Assistance:	8.8			
5 Persons:	3.1	3.3	1.1	5.9					
6 Persons:	0.0	2.7	1.1	1.0					
7 Persons:	0.6	0.0	1.1	1.0					
8 or more Persons:	0.0	0.5	0.6	0.2					
					# of Section 504 Compliant Units / Completed Units Since 2001				4

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Mobile State: AL Group Rank: 71
(Percentile)
State Rank: 1 / 7 PJs Overall Rank: 68
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	85.77	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	78.16	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	96.95	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	97.56	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.82	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

